
Minutes
Workshop Meeting
December 10, 2019

Present: Mayor Kenneth Neilson, Council Member Troy Belliston, Daniel Cluff, Kolene Granger, Jeff Turek, Douglas Ward, City Attorney Jeff Starkey, City Manager Roger Carter, City Recorder Danice Bulloch

Meeting commenced at 6:00 P.M.

1. Approval of Agenda

Council Member Belliston made a motion to approve the agenda. Council Member Cluff seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>

2. Discussion and review of the Northern Corridor. Council Member Kolene Granger

Council Member Granger reviewed her point of view on the human impact of the Northern Corridor. There will be a scoping meeting held at the Dixie Center. During this scoping a preferred route will be presented by Washington County. There has for a very long time been a proposal for a Northern Corridor. The reality is we have homes in Washington City, which need to be protected. She does not know if the Northern Corridor will actually ever be built, but the people building these homes in Washington City believe they are building next to a habitat. She would like Washington City to support defending our citizens and try and move the alignment to better serve and protect our community.

Council Member Turek clarified the corridor should go from freeway to freeway, with no connection to our community.

Council Member Granger stated this is correct.

Council Member Turek stated the original alignment had no homes around it, but the building came. If we move the alignment to where it is being suggested, what would stop the building to go up next to it again.

Council Member Ward commented this is a multi-city highway being connected right in to the middle of our city.

Council Member Turek noted he believes the Northern Corridor should have access by our citizens.

Council Member Belliston stated he understands what is being said, but the Northern Corridor has been master planned, and he believes there is a need for this road.

Council Member Ward asked if attempting to move the HCP boundary would harm the process of renewal.

Council Member Turek stated the discussion he has attended, the HCP does not want anyone accessing their boundaries with motorized vehicles.

Council discussed the renewal of the HCP.

Council Member Granger would like one more alternative to be reviewed at the scoping meeting. This is all she is asking for.

Council discussed the corridor alignment and the pros and cons of it connecting to Washington City.

Council Member Turek commented he feels if we try to go any further into the habitat, in order to change the alignment, they are going to say no way.

Council Member Granger stated she would like Council to support the recommendation that Washington City look at other alignment alternatives. We need to protect our citizens.

Council Member Turek commented again, the alignment has been in place for years, and the homes still built right up next to it, and he feels it will happen again.

Mayor Neilson asked if the Council would like to vote on this tomorrow.

Council felt it would be inappropriate to give a preliminary vote tonight.

City Manager Carter clarified, it may be best to have a direction in order to have the proper documentation for Council to review and vote on.

Public Works Director Mike Shaw explained as part of the Northern Corridor Committee, anyone can make suggestions for alternative routes.

Council Member Belliston noted at one point there was a suggestion to move the alignment todrop down onto SITLA property.

Public Works Director Shaw stated he made this suggestion. However, part of the issue with his alignment was cost, as it would have to cross three washes.

Mayor Neilson stated he would leave this item on the agenda for a vote tomorrow night.

3. Discussion and review of Vacation Rentals. Council Member Kolene Granger

Council Member Granger asked if Council would be in favor of putting a hold on any additional short term rentals. This has been something discussed in the past in order to put in place design standards.

City Manager Carter noted this item is not on the agenda for consideration tomorrow night.

Council Member Belliston stated based on the current market, and guidelines, we are at a saturation point for vacation rentals.

Council Member Turek commented he feels these types of decisions should be left up to the new Council.

4. Discussion and review of Parks. Council Member Kolene Granger

Council Member Granger stated she would like to add a policy to change the size of parks. This would create a sense of belonging, and we could have more in neighborhoods.

It was the consensus of the Council, it would be beneficial to address the size of parks.

City Manager Carter noted for the City to be able to maintain a park, four acres has been the minimum to make it feasible. However, neighborhood parks maintained by the HOA are always welcomed.

5. Discussion and review of Cultural Arts. Council Member Kolene Granger

Council Member Granger reviewed documents on Cultural Arts with Council.

City Manager Carter noted he feels the Council is in support of Cultural Arts, and look forward to helping where we can.

Mayor Neilson stated he as well as Council are all in favor of moving the Cultural Arts forward in Washington City.

6. Discussion and Review of proposed amendments to the City Code, Modifying Regulations for Sections 9-8A-6, 9-8B-6, 9-8C-6 and 9-8D-6. Applicant: Washington City

Community Development Director Drew Ellerman reviewed amendments to the City Code as noted.

7. Discussion and review of proposed amendments to the City Code, for Detached

Accessory Dwelling Units, Sections 9-8A-7 and 9-8B-7. Applicant: Washington City

Community Development Director Drew Ellerman reviewed amendments to the City Code for Detached Accessory Dwelling Units as noted.

Council feels this a wonderful benefit for those who have immediate families needing housing.

**8. Discussion and review of proposed amendments to the City Code, regarding Guest Parking requirements for Multiple Family Developments Section 9-16-12.
Applicant: Washington City**

Community Development Director Drew Ellerman reviewed amendments to the City Code Guest Parking Requirements for Multiple Family Developments as noted.

Council Member Belliston noted there are going to be projects with mixed use, and these parking requirements will need to be addressed as well. He feels some of the commercial parking requirements are excessive.

Community Development Director Ellerman stated he can go back and review those other aspects. However, changes to mixed use parking would have to go back through the Planning Commission.

**9. Discussion and review of proposed amendments to the City Code, for the Height Regulations, Sections 9-8D-4, 9-9-4, 9-10A-4, 9-10B-4, 9-10C-4 and 9-11-4.
Applicant: Washington City**

Community Development Director Drew Ellerman reviewed amendments to the City Code for the Height Regulations as noted.

Council Member Ward stated he would like to stabilize our current ordinance before making additional changes. If we find Council is making exemptions multiple times, then it may be justified to make changes.

Community Development Director Ellerman stated he was under the impression the Council wanted this change in the Code. The Planning Commission also felt strongly about making this change.

The majority Council was to have these continue to come to Council on an individual basis.

City Manager Carter explained Council would need to have some parameters on why they are approving or denying these height requests, so as not to become arbitrary or capricious.

Community Development Director Ellerman explained going up 35 feet in the R-3 Zone would be extremely beneficial. Many of the requests are coming in between 35 and 42 feet.

Council Member Ward stated he would like to look at each area. He feels there are many areas in Washington City where a three story building would not be appropriate.

Community Development Director Ellerman explained we do not have many areas currently zone R-3. In addition, the negative to the new requests, Sienna Hills was already granted this height waiver for all of their properties with the multi-family, so it puts all of the other developers at a disadvantage.

Council Member Turek stated if we limit the increased height to R-3 he would be more comfortable.

Council discussed the height limits in different zones.

Council Member Cluff stated he would not be comfortable making a decision tomorrow. He feels additional discussion needs to take place.

**10. Discussion and review of proposed amendments to the City Code, for Title 6
Chapter 7 Public Ways and Property, Standardized Street Addressing. Applicant:
Washington City**

Community Development Director Drew Ellerman reviewed the amendments to the City Code for Standardized Street Addressing. This is at the request of 911 and Washington County. This is something we have been trying to enforce, however, we do occasionally get some push back from developers. This request is to simply get the Standardized Street Addressing in Code form. This has been adopted by all of the other municipalities as well.

11. Adjournment

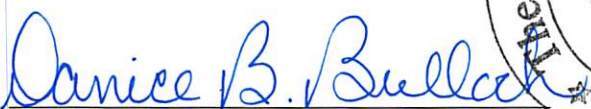
Council Member Cluff made a motion to adjourn the meeting. Council Member Belliston seconded the motion; which passed with the following roll call vote:

<i>Council Member Belliston</i>	<i>Aye</i>
<i>Council Member Cluff</i>	<i>Aye</i>
<i>Council Member Granger</i>	<i>Aye</i>
<i>Council Member Turek</i>	<i>Aye</i>
<i>Council Member Ward</i>	<i>Aye</i>

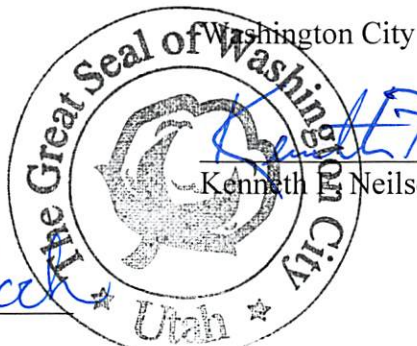
Meeting adjourned at 8:01 P.M.

Passed and approved on this 12th day of February, 2020.

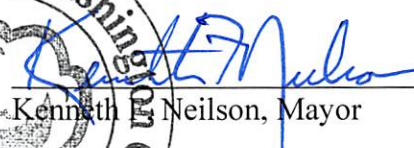
Attest by:



Danice B. Bulloch, MMC
City Recorder



Washington City


Kenneth Neilson, Mayor